A VALUABLE AMENDMENT TO THE TAX LAW.

Bill Enacted at the Instance of the Tax Reform Association Allows Owners to Recover Costs When Suing for Reduction of Excessive Assessments.

Little business was transacted in the brokerage branch of the market yesterday. In many quarters it is believed that the period of summer quiet in realty will begin earlier this year than usual, owing to the mortgage tax bill. On the other hand, one source of inactivity has been removed through a bill enacted at the instance of the New York Tax Reform Association. Hitherto taxpayers who have been obliged to institute certiorari proceedings to obtain areduction of excessive assessments on real or personal property have had to pay the charges involved by the proceedings. They have been debarred from recovering either costs or disbursements. The new act provides that when the court grants a reduction of the assessment equal to more than half the reduction demanded before the assessing officers, costs and disbursements shall be awarded against the city.

The principal section of the act reads:

Costs shall not be allowed against the officers whose transpared has been demanded before the act reads:

Once of the assessment equal to more than half the reduction demanded before the assessing officers, costs and disbursements what can be done by organization, and is a practical demanded before the assessing officers, costs and disbursements when the complex to the cost of the assessing officers, costs and disbursements what can be done by organization, and is a practical demanded before the assessing officers, costs and disbursements what can be done by organization, and is a practical demanded before the assessing officers, costs and disbursements what can be done by organization.

cers whose proceedings may be reviewed under any such writ, unless it shall appear to the courtthat they acted with gross negligence or court that they acted with gross negligence of in bad faith or with malice in making the assessment complained of. If the writ shall be quashed, or the [prayer of the petitioner denied] assessment confirmed, or if the assessment complained of shall be reduced by an amount less than half the reduction claimed before the assessing officers, costs and dishussments shall be awarded against and disbursements shall be awarded against the petitioner [not exceeding the costs and disbursements taxable in an action upon the trial bursements taxable in an action upon the trial of an issue of fact in the Supreme Court]. If the assessment shall be reduced by an amount greater than half the reduction claimed before the assessing officers, costs and disbursements shall be awarded against the tax district represented by the officers have recogniting may be reviewed. The whose proceedings may be reviewed. The costs and disbursements shall not exceed those taxable in an action upon the trial of an issue of fact in the Supreme Court, except that, if evidence shall be taken, there shall be included in the taxable costs and disbursements the expense of furnishing to the court or to the referee a copy of the stenographer's minutes of the evidence taken.

of the evidence taken.

The new law will undoubtedly have a tendency to induce greater care on the part of the tax officer to avoid inequalities in assessments and to reduce the amount of hitjation that usually arises at this time of the year on account of contestant valuations. Heretofore the fact that the outlay connected with the litigation could not in any event be recovered from the city has prevented many owners from city has prevented many owners from finding buyers.

Private Sales.

PRIVATE SAILS.

PRONT STREET.—Voorhees & Floyd have sold for John Boyd, Jr., the five story warehouse at Nos. 32 and 59 Front street, on lot 38x85. The property mas changed owners only once before since 1798.

THRD STREET.—N. Brigham Hall & Son have sold for the estate of George P. Fox to a client of William R. Brincherhoff, No. 47 West Third street, a four story brick building, on plot 32.6x104.6, The property has been in possession of the Fox family for fity years.

TWENTY-SECOND STREET.—M. & L. Hess

for fity years.

TWENT Y-RECOND STREET.—M. & L. Hess have sold for Henrietta N. Parker, Nos. 58 and 58 West Twenty-second street, two four story houses on plot 40298.9.

182D STREET.—F. E. Mainhart has sold fo Joseph A. Kerrigan and others No. 49 West 142d street, a three story and basement brick house on lot \$6.5210.

PAPK AUGUST John J. Kavansam has PARK AVENUE,—John J. Kavanagh has sold for Arthur Block, No. 791 Park avenue, a five story flat, on plot 27.10x90.

121D STREET.—Harry Sugarman has sold to a client the two five story tenements, on plot 60x100, at Nos. 14 and 16 East 132d street.

sold for Harry Goodstein, No. 580 East 146th street, a five story flat, on lot 25x100. THIRD AVENUE.—Peter A. and Martin Lalor have sold for Bernhard Kingenstein, the plot 50x166, on the west side of Third avenue, 100 feet south of 187th street, to the Loeb Real Estate Company, which will probably improve it with a store building

ANN'S AVENUE, -Benjamin B. Marco as sold to a Mr. Ackerman No. 237 St. has sold to a Mr. Ackerman No. 237 St. Ann's avenue, a five story double flat, on lot 25x100. Ann's avenue, a five story double flat, on lot 25x100.

BRONX.—William Peters & Co. have sold for a client to Rosa Nath the southeast corner of Lincoln street and Morris Park avenue, a lot 25x100; for Michael McInerney to a client a two family dwelling, on lot 25x100, on the east side of Louise street 125 feet north of Columbus avenue; for Mrs. Sarah Mechler to Mary Wittekine a lot on the east side of Filmore street 225 feet south of Morris Park avenue; for Neils Carlison to Henry Studiman, a two family dwelling on the east side of St. Lawrence avenue near Guion place; for a client to Louis Nathan a lot on the south side of 176th street, near Bronx Park avenue.

CRESCENT AVENUE.—W. H. Van Alst & Colave sold for A.P. Morrison to an investor a three story dwelling on a plot 25x100, at No. 2388 Crescent avenue.

THIRTY-SEVENTH STREET.—Herbert A.

at No. 2388 Crescent avenue.

THIRTY-SEVENTH STREET.—Herbert A. Sherman has sold for John M. Cornell No. 29 East Thirty-seventh street, a four story dwelling, on lot 25x98 9, to the Hon. Cornellus N. Bliss, for his own occupancy.

LEXINGTON AVENUE.—McLean, McLean & Bishop have sold for Emanuel Alexander the four story dwelling at the southwest corner of Lexington avenue and Seventy-first street.

ELEVENTH AVENUE.—Edmond O. Braendle has sold for Thomas P. Fitzsimons to Charles Fromme the two four story bricktenements, with stores, No. 530 and 532 Eleventh ave-nue, southeast corner of Forty-first street, on plot 37.1x80.

TH STREET.—Porter & Co. have sold for L. & C. Ernst to Robert J. Rosenthal o. 355 West 120th street, a three story welling, on lot 18x100.11. AMSTERDAM AVENUE—Braisted, Good-man & Hershfield have sold for R. & A. Steinthai No. 822 and 824 Amsterdam avenue, two five story flats, with stores, on plot 50x100.

plot 50x100.

12:ST STREET.—Huberth & Gabel have sold for Ede Levenson to A. Betzfeld the four story double flat No. 338 East 12:1st street, on plot 30x100.

14:TH STREET.—David Rosenblum has sold for Cornelia B. Smith to Alexander and Elizabeth Schmidt the three story and basement dwelling No. 114 East 114th street, on lot 18.9x100.11.

TENTH AVENUE.—Herman Arns has sold for Frederick Helbig the five story Jourfamily tenement, with stores, No. 504 Tenth avenue, on lot 24.8x100.

avenue, on lot 24.8x100.

113TH STREET.—Babette Friedman has sold No. 75 East 118th street, a five story flat, on lot 26.4x100.11.

LONGWOOD AVENUE.—Lionel Froelich has resold for Oak & Edelstein to a builder the block front on the north side of Longwood aronue between Beck and Fox streets, a plot 200x100.

BROCK AVENUE.—Beturin, Weissman & Honschel have sold for Weil & Mayer No. 553 and 555 Brock avenue, two four-story double flats on plot 55.622x Irregular.
WHITLOCK AVENUE.—Leo Hutter has sold the plot, 50x98, on the east side of Whitlock avenue about 130 feet north of Leggett avenue.

BOARDERS WANTED.

Miscellaneous.

n Stich is the buyer of Nos. see and est. John Stich is the buyer of Nos. 552 and \$55. Central Park West.

Bernard Frank is the buyer of the southBernard Frank is the buyer of the southwest corner of Third avenue and 166th street.

Chozog Gagliano & Bernar have leased for the southwest corner of Avenue AA and fourteenth street for five years, at an aggresate rents of \$41,500.

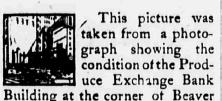
Benwick C. Hurry & Co, have leased for Assistant District Attorney Rand to W. A. Whitcomb his country place at Rey, N. Y.

Plans filed with the Manhattan Building Bureau for new buildings comprised one nine story clubhouse, costing \$150,000, and two six story flats with stores, valued at \$70,000.

Yesterday's Anotion Sales, BY FAMES TO WELLA. isth street, south side, 128 feet east of Broadway, 100x901f; M. E., Jackson vs. C. C. Bradhurst et al.; to Frederick C. Beer.... \$44,000

REAL ESTATE. LOAN WANTED—From \$10,000 to \$20,000 as the on that mortgaged improved and unimproved and unimproved and action Agents of box \$07 Bun billion. CITY REAL ESTATE.

No. 12.



Building at the corner of Beaver Street and Broadway on the fourth day of November, 1904. Since that day the work has been pushed with such rapidity that the offices were made ready to receive tenants on the first day of May, and did receive them.

Below is a picture showing the building on April 26, 1905.

practical demonstraof COST INSUR-ANCE.

THOMPSON-STARRETT COMPANY, 51 WALL STREET, NEW YORK.

Lawyers Title Insurance and Trust Company

Capital and Surplus - \$9,000,000

TRUST AND BANKING DEPARTMENT 59 Liberty Street, Manhattan TITLE DEPARTMENT 87 Liberty Street, Manhattan

Allows Interest on Deposits Subject to Cheque Transacts All Trust Company Business
Examines and Insures Titles to Real Property OFFICERS

E. W. COGGESHALL, President & Gen. Manager. David B. Ogden Louis V. Bright John T. Lockman Henry Morgenthau
Thorwald Stallknecht Treasurer
Bamuel Green Assistant General Manager,
Walter N. Vall Secretary
Herbert E. Jackson Assistant Secretary
Archibald Forbes Assistant Treasurer

Agents. Geo. R. Read & Co., REAL ESTATE. Head Office: 60 Liberty St., near Broadway.

Horace S. Ely & Co. REAL ESTATE,

21 Liberty St. 27 W. 30th St. MORTGAGE LOANS

WYMAN & CO., 22 William St., N. Y. City. ROM HATTERY TO 14TH ST., INCLU SIVE.

DESIRABLE RESIDENCES, Washington Sq. to 12th st., inclusive, near 5th; \$22,000 up. FOLSOM BROTHERS, 835 BROADWAY.

TO LET FOR BUSINESS PURPOSES

BARCLAY BUILDING BROADWAY, S. W. corner DUANE ST.. OFFICES SINGLE AND EN SUITE.

A THREE-STORY AND BASEMENT BUILDING, No. 143 West 32d, near Broadway; show windows in basement and first story front; cheap rent. In-quire of owner, 128 West 33d. FIVE FLOORS, 25 feet x 90 feet, in fireproo building, 128 Vest 33d st., near Broadway, with or without a am power: elevator and steam heat Inquire OWNER, on premises. LOFTS TO LET (very light); factory store front. 187 West 32d st. Inquire 128 West 33d st.

REAL ESTATE FOR SALE ECONOMICAL MANUFACTURING SITES and WATER FRONTS, WITH HALLROAD and TROLLEY CONNECTIONS: ABUNDANT SPRING WATER; 100 ACRES, SIEDLER, 158 5th av.

PALISADE The Model Suburb. For particulars apply to W. W. & F. E. Slocum, 1009 Times Bldg., N. Y.

REAL ESTATE WANTED. WE WILL BUY LOTS above 180th st. in number from one lot to eight lots on any one block BARBER, 299 Broadway.

APARTMENTS TO LET-FURNISHED. BELOW 14TH ST., EAST SIDE.

1-ELEGANTLY FURNISHED APARTMENT, rivate bath, including meals, \$15 weekly; two, \$25. AN RENSSELAER, 10 East 11th, near 5th av.

HOTELS AND RESTAURANTS. 1-ELEGANTLY FURNISHED APARTMENT, private bath, including meals, \$15 weekly; two, \$25. VAN RENSSELAER, 19 East 11th, near 5th av.

FURNISHED ROOMS TO LET. East Side. THE ROLAND 64.58 AND STREET Block from Grand Entrance to Central Park.
"One of the World's Finest Parks."
INTERESTING TO STUDENTS OF ECONOMY.

Single Rooms, with Private Bathroom,
Si per Day up.
Parlor, Dressing Room, Bedroom and Private
Bathroom
Maximum of Luxury at Minimum of Cosk
Romelike.
Comfortable.

BOARDERS WANTED. East Side.

ELEGANTIS FURNISHED APARTMENT.

Drivet bath, including meals, \$15 weekly; two, \$25.

VAN RENSSELAER, 19 Sast 11th near 5th av. West Side.

AN elegans furnished Apartment, with private bath, including meals for one, \$20 weekly; two, \$50 weekly; hotel service; private telephone. GAL-LATIN HOTEL, 70 West 46th, near 5th av.

LEGAL NOTICES.

NOTICE OF SALE.

Notice is hereby given that, by virtue of a lien held by me against the following described personal property, to wit: 200 shares of the capital stock of Georgia Industrial Company, belonging to George H. Ford, of Columbus, Georgia, and now in my possession, I will sell such property at public auction to the highest bidder, to satisfy such lien, at the Real Estate Exchange Salesroom, Nos. 14-16 Vesey Street, Borough of Manhattan, City of New York, on the 3ist day of May, 1905, at 12:20 o'clock P. M., by Adrian H. Muller & Son, Auctioneers. Dated May 15th, 1906. H. J. SWIFT.

CITY REAL ESTATE.

CITY REAL ESTATE. BOROUGH OF QUEENS—SALE OR RENT. BOROUGH OF QUEENS—SALE OR RENT.

NEW YORK CITY

EAST ELMHURST, N. Y. CITY.

ON PICTURESQUE FLUSHING BAY.
HALF HOUR FROM HERALD SQUARE, 5c. BY TROLLEY.
ttractive townsite in New York City. Contains more improvements and will show The most attractive townsite in New York City. Contains more improvemental greater profits than anything in the market,

WE CHALLENGE COMPARISON.

sales are enormous and without any parallel. Lots with every city improvement on easy monthly payments.

Will be worth three times present prices within two years on completion of Pennsylvania

Tunnel and Blackwell's Island Bridge. Colonial Cottages for instalments same as rent. Send a

postal card for Circular and Views. Private Beach and pler for Lot owners Bankers Land & Mortgage Corp.

BROOKLYN MANOR

ENGELHARDT CONSTRUCTION CO.'S

MODEL COTTAGES.

To Order or Ready Built,
For one or two families.
SEVERAL NOW READY.

WOODHAVEN AVE., Near Jamales Ave
Borough of Queens.
Telephone 236 Richmend Hill.

BOROUGH OF BROOKLYN-SALE OR RENT.

CHIMNEY TOPS TO CELLAR BOTTOM ARE NOW IN THE HANDS OF IMPROVERS.
7544 HALSEY ST.
will be in perfect order including new plumbing, tiled bath with percelain tub and up-to-date decorations; 2 story, basement and cellar stone; 8 rooms PRICE \$5,600, ONLY \$1,000 CASH.

FRED. M. SMITH,
"Temple Bar," 44 Court St. Telephone 8049 Main.

BATH BEACH High-class two-family all detached houses; brick, cottage style; large 2-story porches; all hardwood trint double floored; separate heaters; all light rooms; combination coal and gas ranges; tiled bathrooms; half block from bay; always open. BEDELL, BAY TWENTY-FIRST ST., BETWEEN BATH AND CROPSEY AVES.

Williams Ave., between Atlantic and Liberty
Numbers 51, 55, 57 and 59.

Prices 33,000, 34,000 and 58,500.

The Cheapest Houses in the Berough,
Well built frame in the midst of great improvements; accessible by surface cars and 2 elevated
rallroads; the lots are worth what is asked for
houses and jots. FRED. M. SMITH,
"Temple Bar," 44 Court St. Telephone 3049 Main.

CLOSING ESTATES AT slaughtering prices: underseiling everybody; grand-est opportunity ever offered for home or investment; lots \$225 up; small moothly payments if desired; centre subways, bridges, etc.: 6 car lines; near Pros-pect Park; Park row 20 minutes. Call EXECUTOR, 848 Flatbush av., Brooklyn. Open Sundays.

I HAVE ORDERS TO SELL

1 HAVE ORDERS TO SELL

1 HAVE ORDERS TO SELL

1 HET. LEWIS AND STUYVESANT AVES.
ONLY \$2,000 CASH REQUIRED.

2 story and basement, well built brownstone house; lot 20x100; house 20x44; \$1,000 now being expended on improvements; this location very accessible and none better in Brooklyft.

FRED. M. SMITH,

"Temple Bar." 44 Court St. Telephone \$040 Main.

Temple Bar," 44 Court St. Telephone 3049 Main 50 BUFFALO AVE.
61 BUFFALO AVE.
BETTYEER ATLANTIC AND PACIFIC.
You remember how railroad facilities have been improved on Atlantic Ave? 2 story basement and cellar frame: very cheap when location and

PRICE \$3,600, ONLY \$900 CASH. FRED. M. SMITH, "Temple Bar," 44 Court St. Telephone 3049 Main

ONLY ONE LEFT of those beautiful 2-story and basement, fancy brick houses, 12 rooms, 2 baths, on 50th St. near 5th Ave., opposite the church. See us before buying. JOHN E. SULLIVAN, on premises. Office 5th Ave. & 52d St.

BAY RIDGE LOTS
We control choice lots, between Third and Seventh avs., 65th to 90th sis.; write or phone us.

A. J. WALDRON,
1116 BEFFORD AV. Tel. 785 Bedford.

NEW, JUST FINISHED, 2-story and basement stone front houses; box stoops; all improvements; for 2 families; decorated. Also 3 family flat house, Park place, between Kingston av. and Albany av. Brooklyh. ALBERT J. LAMB, owner and builder.

910,500.
On one of the best blocks in Bedford section; 3-story and basement modern stone; fover hall, rear stairway, bardwood trim and cablust finish. ROBERT A. WRIGHT, 254 Tompkins av., Brooklyn. OVERIORING LOWER BAY, handsomest suburb Greater New York, houses with hardwood trim, decorate; 34.500 up, WALTER L. JOHNSON, 18th av. and seth at Brooklyn. \$4,500 up. WALTE 86th st., Brooklyn.

FACTORY FOR SALE, NOSTRAND AV. NEAR MYRILE AV.; three-story brick, with driveway: \$80,456; lot 90. For permit apply to GEO. HEIBERGER, 748 Myrtle av., Brooklyn. \$6,800-HANCOCK ST.—Beautiful two story base ment, brick, complete two family; open plumbing handsomely decorated; near Raiph av.; terms easy BETCHAM BROS., 129 Raiph av. TWO FAMILY detached cottages, 14 rooms, two bathrooms, two furnaces: all improvements, REINHARD HALL, 1655 42d st., Kensington. BUSINESS PROPERTY at farm land prices: plot 50x118; Fifth Avenue, Brooklyn, Realty owners, 7302 3d av., Brooklyn. FOR SALE-3 story brick and stone single flats: all improvements. SCHWARTZ, Tilden and Bed-

d) Improvements. So ford avs., Brooklyn. BARGAINS-Two family houses, \$5,000 and \$6,000; liabush, near L station and trolleys. OSBORN, 100 MAGNIFICENT detached homes to select from in beautiful Borough Park. EDWARD JOHNSON, Bullder.

17 ELEGANT new brick two family houses, 45th ANDREW MACK'S new detached houses, 9 rooms and bath, \$1,000 to \$4,500. 17th av. and 61st st. I INVITE CRITICAL INSPECTION of my houses MUNROE STINER, 47th st., cor. 6th ave., Ekyln. SELECT APARTMENTS

BOROUGH OF BROOKLYN. Select Apartments. Thoroughly up to date; S large, light rooms and bath; extra maids' bath room; hutler's pantry; electric lights; telephone; handsome decoration; parquet floors; rent, \$50 to \$70; Park place and Nostrard arc., Brooklyn, OTTO SINGER, BUTILDER.

SELECT APARTMENTS ABOVE 14TH ST., EAST SIDE.

HOFFMAN ARMS, Madison av. and 59th st.—Housekeeping simplified; private kitchen or restaurant service; Apariments 7 to 18 large, sunny rooms, \$1,400 up; one furnished; unexuelled advantages for refined families; doctor's office. CHARLES A. GERLACH, Prop'r.

HELP WANTED-FEMALE. FOR SANITARIUM WORK in the country, a nurse or attendant who has had experience with nervous and mental propie; pay \$16 a month. Call at 146 East 28th st., at 3 this afternoon, for personal

MRS. L. SEELY has removed her employment bureau to 23 West 89th st. HELP WANTED-MALES.

PLUMBING SCHOOLS. Wanted—Men and boys to learn plumbing trade.
We cannot supply demand for graduates, \$4.50 to \$5.00 per day. Eight weeks complete course.
Earr. while learning. Address for catalogue.
COYNE BROS. CO. PLUMBING SCHOOLS, Cincinnati, O.; St. Louis, Mo. Employment guaranteed or money refunded. wanted—A few first-class architectural model—
Wanted—A few first-class architectural model—
Apply by letter to JOHN or for building work. Apply by letter to JOHN EVANS & CO., 77 Huntington av., Boston, Mass. WANTED-First class salesman for our whole-sale seed dept. Apply with references to L. L. MAY & CO., St. Paul, Minn. WE WANT MEN TO FILL 500 high grade post-ons: competent Salesmen, Executive, Clerical or

tions; competent Salesmen. Executive, Clerical or Technical Man should call or write. HAPGOODS (inc.), Suite 508, 809 Broadway, N. Y. SITUATIONS WANTED-FEMALE. FIRST-CLASS HELP at Miss Larson's employment office, 35 West 24th st. Telephone, 3044 Madi LADIES' MAID—German girl, good scamstress packer, masseuse, as maid or companion; references P. FUHRMAN, 168 Bicecker at. B'klyn.

SITUATIONS WANTED-MALE. WANTED—Situation as porter and packer by a steady, sober man. Address F. A. W., 404 2d st., Brooklyn.

REAL ESTATE AT AUCTION. Bryan L. Kennelly, Auc'r, will sell at auction
Thursday, May 25, 1905,
lock noon, at the New York Real Estate
Salesroom, 14, 16 Vesey st..
By Order of the

of the City of New York, 8 Choice Parcels. 127 Park Row, near New Chambers st., size of lot 30x65.3.

Commissioners of the Sinking Fund

253 William St., 66-68-70-72 Elm St., 235 Front St., southwest corner Peck slip, size of lot, 22.5x86.6x24.1x37.3.

West Side Marginal St., South Side East 95th St. North Side East 94th St., Northeast Corner

First Av. and 96th St., West Side Marginal St., 2212 to 2224 Third Av. 192 to 198 East 121st St., Southwest Corner.

tize of plot, 126,2x100, 171 East 120th St., Northwest Corner 12th Av. & 131st St., size of plot, 87.7x186x irregular.
Book, maps and further particulars at the
Comptroller's Office,
260 Broadway, or at Auctioner's Offices, 7 Pine st.
Also full particulars in the City Record.

D. & M. Chaunoey Real Estate Co., Ltd. Will Sell at Auction on Wednesday, May 17, 1905, AT 12 O'CLOCK NOON, IN THE

Brooklyn Real Estate Exchange, Ltd., 189-191 MONTAGUE ST., The Choicest Corner in Brooklyn

FOR AN IMPROVEMENT. 46, 48 & 50 Court St. & 194, 196 & 198 Joralemon St.

63x135 FEET, Occupied now by 3 and 4 story stone business and dwelling houses.

At the Subway Station, The Borough Hall, The Municipal Building, Court House and Widened Livingston St. AND ALSO.

180to184 Columbia Heights 60x150 FEET,

Running through to Furman st. Fine site for apartment or other improvement.

For maps and particulars apply to DOUGLAS ROBINSON, CHAS. S. BROWN & CO., 160 Broadway, Manbattan, or D. & M. CHAUNCEY REAL ESTATE CO., LTD., 207 Montague st. BUSINESS CHANCES.

INVESTORS

You want security for your money. We have a \$0,000 hotel property, erected slx years ago. Comsony want to double the slze of their hotel to accommodate their rapidly increasing trade. The irrectors of this hotel company are reliable, straight-orward men, who live in the town where this hotel covering is located. This property earned a net ropt of 10% in 1904, and slowly carn more with larger number of rooms. Company offers \$30,000 for preferred stock for sale. We have looked into the proposition and can safely recommend this necessition to our patrons. McDONALD-WIGGINS CO., 257 Broadway. \$2,000 LOAN wanted for 2 years, secured by 8,000 manufacturing plant, 5 per cent guaranteed, McDONALD-WIGGINS CO., 257 Broadway. DIRECTOR wanted for corporation with \$4,000; double your money in three menths; safe, permanent fortune; investigate, JOYCE MFG. CO., Macdowali, Sarkatchewan, Canada. HIGHEST PRICES PAID for pawnitickets, diamonds, watches, pears and jewelry. A. BAUM, 228 Bowery.

PIANOS AND ORGANS WISSNER PIANOS SOLD AT MANUFACTURERS' P

A\$25 CUT ON BIDDLE'S \$100 SMALL Upright Planes, powerful tone, for rent, JAMES & HOLMSTROM, 28 Past 14th st. TYPEWRITERS.

FENTS TYPEWRITERS Lowest Prices. SELLS ANY Style. Rebuilt. Guaranteed. The Typewriter Exchange. My Barclay St. Telephone 1181-Cortinadt. TYPEWRITERS—All standard makes rented and kept in order; ribbons free; machines sold from 20 to 50 per cent. less than manufacturers' prices. F. S. WEBSTER CO., 10 Park Place; telephone 18570 Cortlandt.

YPEWRITERS 8 months rent applied on purchase. General Type. Ex., 243 Broadway. PURCHASE AND EXCHANGE. Books and Libraries Bought. I am the largest buger of old books, libraries, and autographs.

GEORGE D. SMITH, 50 New Street.

PERSONALS. Wanted Witnesses Who saw gentleman thrown while undertaking to board a Broadway car at the southwest corner of 12th st. and Broadway, on Friday, May 12, at about 145 P. M. Address W. A. EDWARDS, "Caryl."

NO ENTRA CHARGE FOR IT. Advertisements for the Sun and Evening Sun may be left at any American District Messenger Office in the city.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

ABSOLUTE SALE.

R. E. SIMON, Auctioneer, Will Sell at Public Auction

At Exchange Salesroom, 14-16 Vesey St., N. Y., TUESDAY, MAY 23d, 1905, At 12 o'Clock, Noon,

Bathgate Beck Property, 300 BRONX LOTS,

on

Boston Road Southern Boulevard Wilkins Avenue Hoe and Vyse Sts.

Seabury Place Charlotte St. **Minford Place** E. 170, 172 & 173 Sts.

TERMS: 70% may remain on mortgage at 44%. Lawyers' Title Ins. and Trust Co.'s Title Policies free. Savings bank books accepted instead of each to save interest for purchaser to July 1st.

The property is choice high ground, opposite Crotona Park, and a few blooks from Bronx Park. Second avenue "L" trains now stop at the Free-man and 174th St. Stations of the Rapid Transit line, which are right by the property; and the Boston road and Southern Boulevard Trolleys pass it. For Books, Maps, Etc., Apply to

L. J. PHILLIPS & CO., Auctioneers,

BRONX OFFICE: Corner of Westchester and Longwood Avenues. 158 Broadway, New York, or on Property. Longwood Avenues.

MAIN OFFICE:

REAL ESTATE-OUT OF THE CITY. REAL ESTATE—OUT OF THE CITY. LONG ISLAND-SALE OR RENT. LONG ISLAND-SALE OR RENT.

> Every Day This Week The Great Sale Continues 525

Lakewood Park, 5000 2000

Rockville Centre and Freeport. 800 LOTS, 25x125, AND VILLA PLOTS,

Opposite Baldwin Station. Only 20 Miles from New York, 22 Trains daily, Within Easy Distance of Bay. BATHING. FISHING. pure water tine schools, all kinds of stores, good roads, electric lighting, gas lighting

Elegant All-Year-Round Homes. Trolley Direct to New York.

Titles Guaranteed by Title Guarantee & Trust Company. Persuasive argument is not necessary to sell this property. Every visitor to this progressive, healthful and pleturesque village will Grasp the Golden Opportunity

We Have the Land, the Location and the Prices. CARROLLTON REALTY COMPANY, INC.,



85 World Bidg. New York.

85 World Bidg. New York.

Harlem Office (MORRE & MOORE), 1976

Lexington Ave.

Brooklyn Office J. M. BENNETTD, 62

Fourth Ave. (Open Evenings.)

Tickets to-day may be had from Agents wearing GREEN TIOKET in hat at foot of teast 84th St. Depos at 10:39 A. M.; Flatbush Avenue Station (Brooklyn), 10:30 A, M.; Manhattan Crossing, 10:30 A. M.

Sunday trains, 11:15, all depots. AT SEA CLIFF—Thirty attractive well furnished cottages, with from 8 to 16 rooms; all improvements; shaded grounds; several with stable and carriage room; rent for season from \$350 to \$1.200. Apply to H. C. SMITH, at pharmacy. TRAVELLER'S INFORMATION.
HOTEL and RESORT Booklets Gratis.
N. Y. OFFICE, 3 Park Place. Tel. 8050 Cortlands

COTTAGES TO BENT.

Furnished.

DOUGLASTON, L. I.—Furnished house; coms; grounds; barn; bathing; \$ minutes wap from depot.

DITMIS.

SUMMER RESORTS.

NEW HAMPSHIRE.

PROFILE HOUSE AND 20 COTTAGES

Conducted for the comfort of a refined patronage. Beautiful walks, fine roads, GOLF, TENNIS, BOATING, and all popular amusements. Location unsurpassed. Address C. H. GREENLEAF, President. Boston Hotel, THE VENDOME, Com. Ave.

PENNSYLVANIA. Mittord.

MILFORD, PIKE COUNTY, PENN. Queen of the Mountain Resorts.

NEW YORK.

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